


COUNTY OF YORK

MEMORANDUM

DATE: May 1, 2006 (BOS Mtg. 5/16/06)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator 

SUBJECT: Zoning Ordinance Text Amendments – Location of Mini-Warehouses, Dumpster Screening Requirements and Private Automobile Displays/Sales

At the Board's February Retreat there was considerable discussion about permissible locations for mini-warehouse facilities and a consensus that certain changes should be considered. Specifically, the discussion suggested that the two Industrial zoning districts (IL and IG) are the most appropriate locations for such facilities, whereas, the GB-General Business district is not. It was suggested, however, that the GB District could be an appropriate location for internally accessed, multi-story self-storage facilities where the majority of the first floor space is devoted to commercial or office uses. Such arrangements would ensure that the commercial development potential of a GB-zoned parcel (at least the first-floor footprint of a parcel) is not displaced by warehousing space. Based on this discussion, the attached draft amendments have been prepared for consideration. The draft provisions create two distinct types of mini-warehouse facilities – single-story and multi-story – and eliminate the opportunity for locating single-story facilities in the GB District. Multi-story facilities would be permitted in the GB District by Special Use Permit provided that at least 80% of the ground floor area is devoted to retail or office uses not associated with the warehousing operation. Either type of facility would be permitted as a matter-of-right in both Industrial Districts, thus encouraging those locations because of the easier approval process. In addition, performance standards related to building appearance as well as revised parking ratios are proposed.

In addition to the proposals concerning mini-warehouses, the attached resolution includes language to implement a change in the dumpster screening requirements. As the Board may recall, these provisions were amended several years ago to require screening on all four sides if necessary to obscure views from public rights-of-way; however, even that change does not ensure that unsightly dumpsters will be screened from the view of residents or patrons of a development. The suggested change would address this issue.

Lastly, the proposed resolution includes a draft text amendment to address an issue – private automobile displays/sales from unauthorized locations. As the Board is aware, all too frequently vacant properties, unused parking lots and various other locations become weekend "vehicle sales lots" with one or more private vehicles parked with a "for sale" sign displayed. This type of activity tends to detract from the appearance of the County's commercial corridors. The attached proposal for a new Section 24.1-608 of the Zoning Ordinance would define the circumstances and conditions under which vehicles could be "displayed" and identified for sale on properties that have not been authorized as automobile dealerships. The provisions would provide clear guidance to citizens and the enforcement staff with respect to this practice.

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I recommend adoption of the attached resolution to formally sponsor a Zoning Ordinance text amendment application and refer it to the Planning Commission for consideration.

Please note that the public opinion survey concerning tattoo parlors, pawn shops and payday loan businesses is currently underway and the results should be available for review within the next several weeks. Once the survey results are available, staff will prepare for the Board's consideration a series of text amendment alternatives to respond to and reflect the opinions expressed by the survey respondents.

Carter/3337:jmc

Attachment: Proposed Resolution R06-72